

First 95 Outside Storage

±5.5 Acres Available

1001 & 1021 12th Terrace
Pompano Beach, FL 33069

Prime Site with I-95 Frontage



Property Features

- + ±5.5 acres available for lease
- + Fully walled secure site
- + Rail Served
- + Zoned General Industrial (I-1)
- + Prime site with I-95 frontage
 - ±302,000 AADT on I-95
 - 668,128 people within a 15-minute drive
 - 5,421,968 people within a 1-hour drive
- + Growing demand for rail served space as industrial land continues to be redeveloped to higher and better uses
- + 87% of South Florida's population lives within a 60-minute drive of the property
- + Strategic Broward County location
 - 4 mins. - 1.4 miles to I-95
 - 6 mins. - 2 miles to the Florida Turnpike
 - Centrally located between Palm Beach & Miami
- + Asking Rate: \$4.15 PSF NNN plus \$0.34 in OpEx

Contact Us

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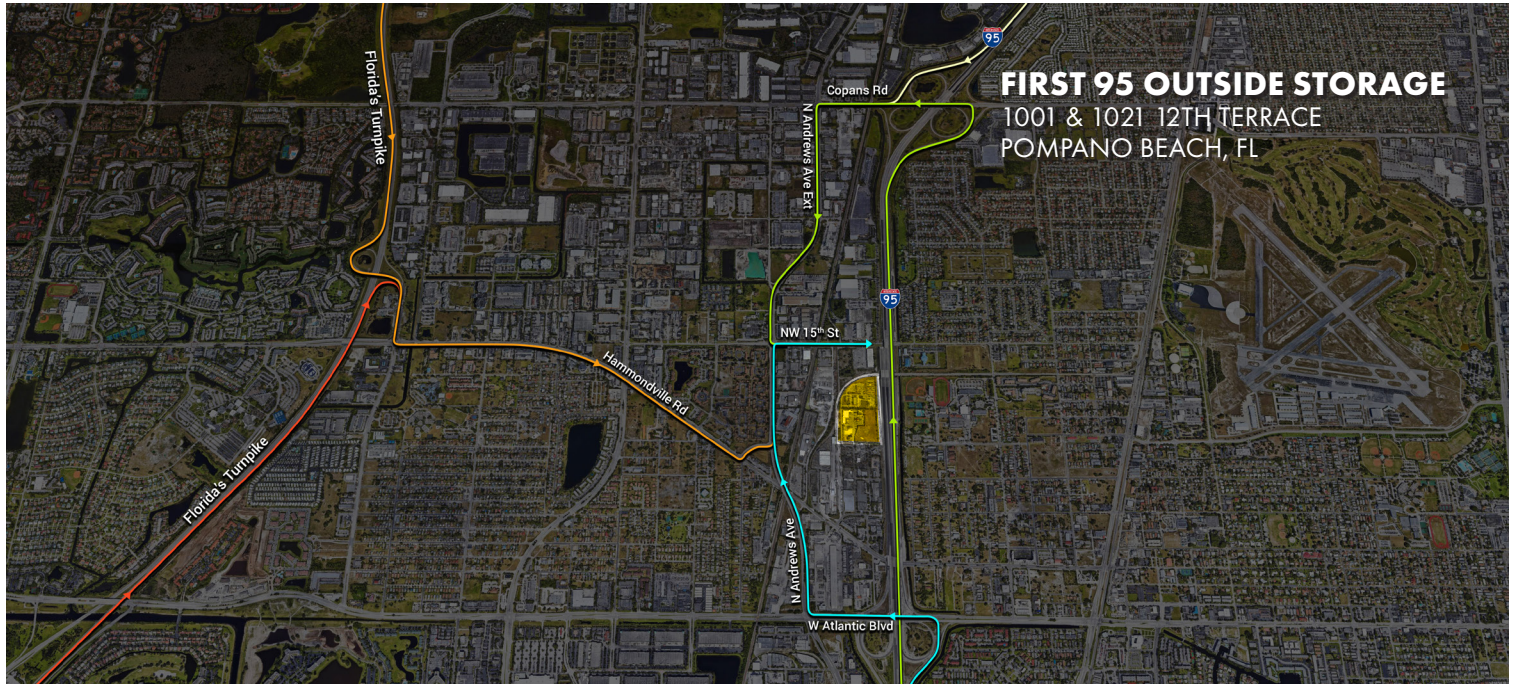
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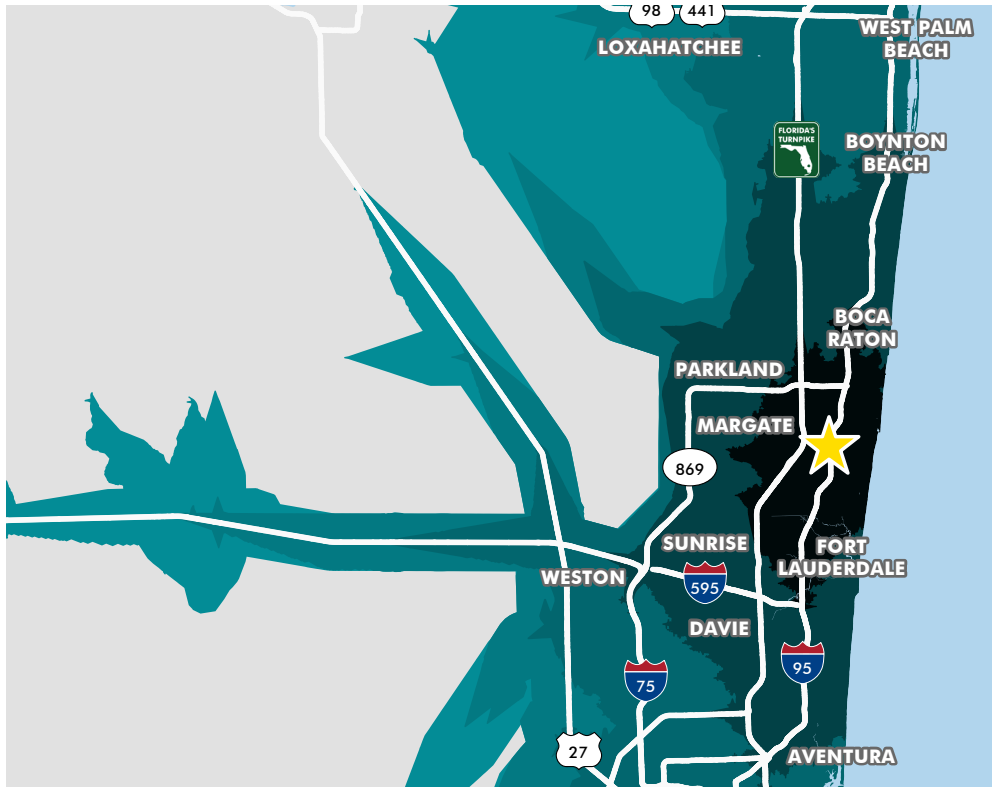
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For Lease

Access Aerial



Drive Time Map



Drive Time (Light Traffic)

- 0-15 Minutes
- 15-30 Minutes
- 30-45 Minutes
- 45-60 Minutes
- 60-75 Minutes

Population Within

- 657,558
- 2,235,737
- 4,305,551
- 5,444,450
- 6,007,784

★ First Park 95

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